166.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,400 / 835,400
					USE VALUE:	835,400 / 835,400
					ASSESSED:	835,400 / 835,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ELMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCULLION NEIL F & BRIDGET C
Owner 2:	
Owner 3:	
Street 1:	11 ELMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOBSON BENJAMIN J -
Owner 2:	SNYDER AMY B -
Street 1:	11 ELMORE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,441 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 2226 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3441.000	464,900	4,200	366,300	835,400
Total Card	0.079	464,900	4,200	366,300	835,400
Total Parcel	0.079	464,900	4,200	366,300	835,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.36 | /Parcel: 375.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109885

GIS Ref

GIS Ref

Insp Date 08/25/18

Parcel ID 166.0-0002-0004.0

!12855!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	464,900	4200	3,441.	366,300	835,400	835,400	Year End Roll	12/18/2019
2019	101	FV	357,000	4200	3,441.	366,300	727,500	727,500	Year End Roll	1/3/2019
2018	101	FV	368,500	4200	3,441.	324,400	697,100	697,100	Year End Roll	12/20/2017
2017	101	FV	368,500	4200	3,441.	272,100	644,800	644,800	Year End Roll	1/3/2017
2016	101	FV	368,500	4200	3,441.	272,100	644,800	644,800	Year End	1/4/2016
2015	101	FV	342,400	4200	3,441.	235,500	582,100	582,100	Year End Roll	12/11/2014
2014	101	FV	342,400	4200	3,441.	227,600	574,200	574,200	Year End Roll	12/16/2013
2013	101	FV	342,400	4200	3,441.	216,600	563,200	563,200		12/13/2012

PRINT

Date	Time
12/11/20	02:53:12

LAST REV

Date	Time
08/28/18	12:29:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12855

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOBSON BENJAMIN	63005-246		12/2/2013		615,000	No	No		
O REILLY EDWAR	44909-194		3/31/2005		587,000	No	No		
KRUSELL STUART	31876-513		9/29/2000		384,900	No	No		
ANDRE DAVID L	23839-117		10/29/1993		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	109885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	PH	Patrick H
7/26/2018	MEAS&NOTICE	CC	Chris C
10/25/2008	Meas/Inspect	189	PATRIOT
9/13/2005	MLS	HC	Helen Chinal
5/1/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3441		Sq. Ft.	Site		0	70.	1.52	8									366,262						366,300	

Total AC/HA: 0.07899 | Total SF/SM: 3441 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 366,262 | Spl Credit | Total: 366,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25068641
Const Adj.:	0.99960202
Adj $ / SQ:	156.274
Other Features:	91781
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487285
Depreciation:	22415
Depreciated Total:	464870

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

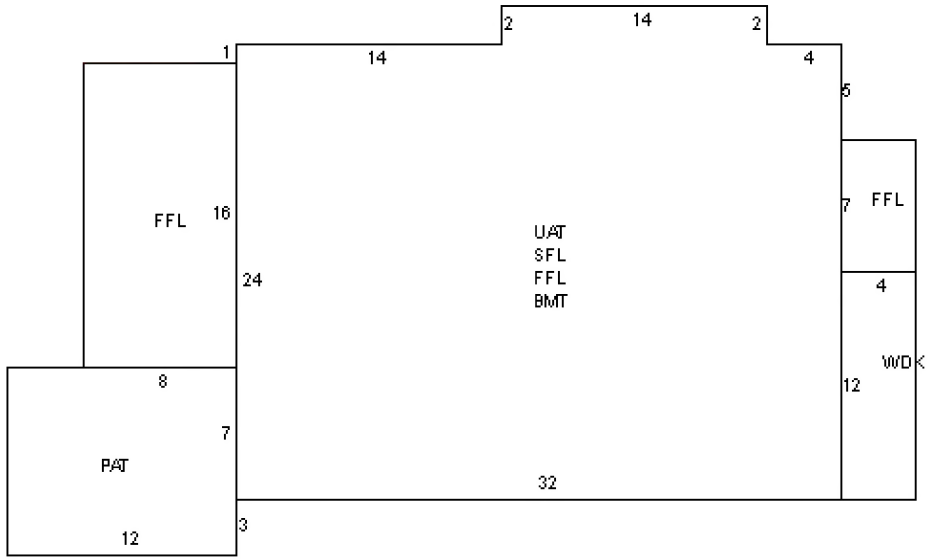
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.90
Special Features:	0	Val/Su Net:	159.70
Final Total:	464900	Val/Su SzAd	265.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	156.270	148,772
BMT	Basement	796	80.640	64,187
SFL	Second Floor	796	156.270	124,394
UAT	Upper Attic	199	62.510	12,439
PAT	Patio	120	5.370	645
WDK	Deck	48	15.990	768

Net Sketched Area:	2,911	Total:	351,205
Size Ad	1748	Gross Are	3508	FinArea	2226
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X19	A	AV	1930	23.22	T	40	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200

IMAGE

AssessPro Patriot Properties, Inc